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HEARING EXAMINER
EX 2 FILE # LAND-2013-00280



Kirkmond Preliminary Plat

LAND 2013-0280 &
SEPA – 2013-0281

Hearing
Examiner


PUBLIC HEARING –
August 5, 2013

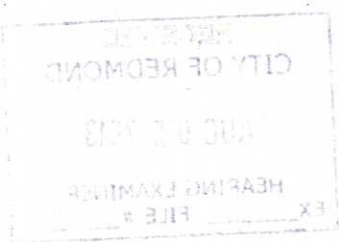
Vicinity Map



Property Description

- Property zoned R1N
- Willows Rose Hill Neighborhood
- Critical Areas:
 - No on-site critical areas

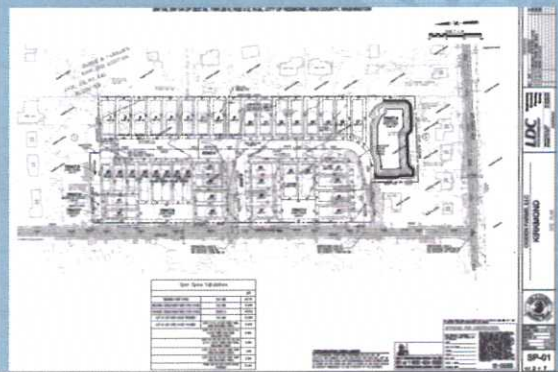




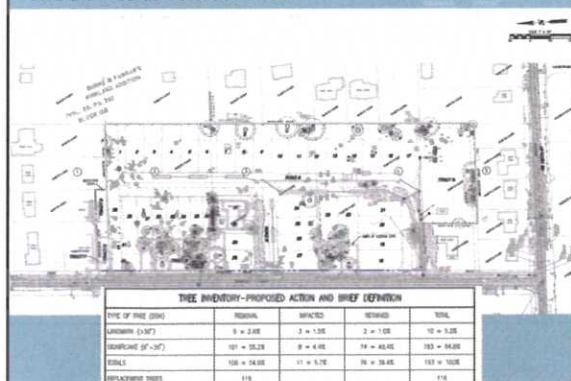
Project Description

- Subdivide a 7.3 acre site into 41 single family lots
- Preliminary Plat – Type III Process
- Open Space – 25.6%
- Affordable Housing – 4 units
- 4 Bonus market rate units
- 20% of homes required to be size limited

SITE PLAN



Tree Preservation Plan



Procedural Summary

- Completeness
 - 04/17/2013 – Letter of completeness issued and vested date
- The Notice of Application and Optional DNS
 - 06/14/2013 - Comment period begins
 - 07/21/2012 - Comment period ends
- SEPA – Final DNS
 - 07/10/2013 – Final DNS issued
 - 07/24/2013 - Appeal period ends
- The Notice of Public Hearing
 - 07/15/2013 - Issued

Vesting

- Project submitted on 04/17/2013
- Project vested on 04/17/2013
- Kirkmond also required to comply with Willows Rose Hill Neighborhood Regulations

Neighborhood Comments

- Neighborhood meeting held on **April 3, 2013**
- Comments and concerns related to sewer connection, landscaping proposed, tree retention and off-site storm drainage
- Notice of Application comments:
 - Street Lighting
 - Off-site storm drainage
 - Removal of additional trees
- One additional comment letter received

Plat - Decision Criteria

- Conformance with the goals, policies and plans in the Redmond Comprehensive Plan.
 - Meets the goals and policies of the Comprehensive Plan
 - City-wide policies
 - Neighborhood specific policies for Willows Rose Hill
- Site Requirements for the residential zone
 - Base density allows 38 units
 - Proposed density is 41 dwelling units
- Submittal requirements
 - Meets the submittal requirements on file and deemed complete on 04/17/2013
- Providing housing types that effectively serve the affordable housing needs of the community.
 - Project meets this criteria – 10% or 4 affordable units are provided
- Streets and Sidewalks. The proposed street system conforms to the City of Redmond's Arterial Street Plan and Neighborhood Street Plans, and is laid out in such a manner as to provide for the safe, orderly and efficient circulation of traffic.
 - Five foot sidewalks to be provided along the new local street
 - Sidewalks to connect to NE 13th Avenue
 - Streets designed to meet the City's Rustic street standards
 - Interim walkway to be constructed to connect to closest public facility – Mark Twain Elementary

Plat - Decision Criteria (Continued)

- The proposed preliminary subdivision will be adequately served with City approved water and sewer, and other utilities appropriate to the nature of the short subdivision.
 - Adequate public facilities – streets, fire protection, utilities and pedestrian access
 - New stormwater detention facility proposed
- The proposed preliminary subdivision will be adequately served with parks, recreation and playgrounds appropriate to the nature of the short subdivision.
 - Informal recreational opportunities available throughout the site
 - Minimum open space required is 20%
 - Proposal provides 25.6% in open space with common open space areas and recreational amenities
- The proposed preliminary subdivision will be adequately served with City approved schools and school grounds appropriate to the nature of the short subdivision.
 - The proposed plat has been conditioned to pay school impact fees upon issuance of building permits for each single-family lot
- The proposed preliminary subdivision will be adequately served with City approved sidewalks and safe walking conditions for students who walk to and from school appropriate to the nature of the short subdivision.
 - The plat has been conditioned to construct a safe walking route from the development for students who walk to and from school

Plat – Decision Criteria (Continued)

- The layout of lots, and their size and dimensions take into account topography and vegetation on the site in order that buildings may be reasonably sited, and that the least disruption of the site, topography and vegetation will result from development of the lots.
 - Development has been designed to take into account topography and vegetation and consider least disruption of the site
- Identified hazards and limitations to development have been considered in the design of streets and lot layout to assure street and building sites are on geologically stable soil considering the stress and loads to which the soil may be subjected.
 - Proposal makes provision for considerations of hazards and limitations

Willows Rose Hill Neighborhood Regulations

Neighborhood: Willows Rose Hill			
Code Citation	RZC 21.08.180	Complies	Complies as conditioned
Arterial Setbacks		X	
Building Height		X	
Low Impact Development		N/A	
Tree Preservation		X	
Vegetation for Common Areas		X	
Street Trees		X	
Vegetated Treatments		X	
Access to Wedge Subarea		N/A	
Multiplex Housing			
Applicability		N/A	
Density		X	
Minimum lot size and lot division		X	
Design		X	
Affordable housing exception		N/A	
Location Criteria			

Conditions of Approval

Staff recommends approval subject to conditions of approval contained in the Technical Committee Report with modifications as outlined in memo to the Hearing Examiner.

Safe Walking Route Condition

- RCW 58.17.110; RZC 21.17.010(F)(2)
- (2) A proposed subdivision and dedication shall not be approved unless the city, town, or county legislative body makes written findings that:
 - (a) Appropriate provisions are made for the public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and schoolgrounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and
 - (b) the public use and interest will be served by the platting of such subdivision and dedication

Safe Walking Route Condition

• RZC 21.17.010(F)(2)

• All new uses or development shall be served by adequate streets, sidewalks, and trails. Street improvements shall as a minimum include half the street abutting the property, but may extend to full street improvements to ensure safe movement of vehicles, bicyclists, or pedestrians. Additional construction may also be required beyond the property frontage to the minimum extent to ensure safe movement of vehicles, bicyclists, or pedestrians, to ensure safe walking conditions for students who walk to and from school, or to connect with nearby improvements within 350 feet. Streets, sidewalks, and trails are adequate if all of the following conditions are met:

• Sidewalks, Walkways, Trails, Bikeways, Bike Lanes, Bicycle Routes, and other Non-motorized Connections.

• Required location and installation. As development occurs, sidewalks, walkways, trails, bikeways, bike lanes, bicycle routes or other non-motorized connections shall be provided and installed within public rights-of-way or easements that guarantee public access. Trails, walkways, and bikeways shall follow the routes shown in the Comprehensive Plan, but may vary if connections between points are maintained. In determining the location of walkways, trails, bikeways, bike lanes, and bicycle routes, the following factors shall be considered in determining requirements for and locations of required improvements

Photos – 134th Avenue NE



NE 100th Street